

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION**

March 16, 1999

FROM: CAROL T. SHEARER
Acting County Administrative Officer

SUBJECT: CMC SITE RE-USE REPORT AND RECOMMENDATIONS

RECOMMENDATION:

1. Accept CMC Site Re-Use Report and Recommendations.
2. Authorize Auditor/Controller by four-fifths (4/5) vote to increase appropriations by \$5,772,000 in the Capital Improvement Program (Fund CJV, Dept CIP, Org 9330, Obj 4030).
3. Authorize Architecture and Engineering to secure and coordinate the maintenance of the existing County Medical Center (CMC) site at 755 & 780 East Gilbert Street in San Bernardino.
4. Authorize Architecture and Engineering to issue Request for Proposals for architectural and engineering consultant services for the abatement, demolition, utility retrofit, remodeling and landscaping of the existing CMC.

BACKGROUND INFORMATION:

The existing County Medical Center (CMC) complex is located at 780 E. Gilbert Street. The new Arrowhead Regional Medical Center is scheduled to open on March 30, 1999 and most of the current operations of the CMC will be moved from the Gilbert Street site to the new location in Colton. A CMC Site Re-Use Committee was established in 1997 in order to analyze and evaluate potential uses for the Gilbert Street site and formulate recommendations for the Board. The Committee included members from the Board of Supervisors, the County Administrative Office, CMC, Behavioral Health, Probation, Information Services, Economic Development, Redevelopment, Aging and Adult Services and County Counsel. The Committee recommended that: (1) many of the structures on the site had no present or foreseeable use and should be demolished; and (2) useable structures on the site should be reallocated to specific county and non-county uses. These recommendations were reviewed by Keyser Marston Associates, a consultant firm specializing in property re-use. Their report concluded that the Committee's recommendations represented the best alternatives for re-use at the present time. As a result, CAO staff began working with the Department of Architecture and Engineering to identify costs and timelines associated with the proposed reconfigurations. The attached report presents eighteen separate recommendations referencing both the Committee's original reconfigurations and actions necessary for the Department of Architecture and Engineering to implement the re-use of the site.

Page 1 of 2 pages

Record of Action of the Board of Supervisors

**BOARD OF SUPERVISORS
CMC SITE RE-USE REPORT AND RECOMMENDATIONS
March 16, 1999
Page Two**

REASON FOR RECOMMENDATION:

Approval of this action will provide direction on the re-use of the existing CMC site, allow the Department of Architecture and Engineering to secure and coordinate the maintenance of the site, provide a mechanism for funding reconfiguration and continued services at the site, and authorize Architecture and Engineering to issue Request for Proposals for consulting services attendant to the project. The immediate items will be to install security fencing, coordinate and provide security personnel and boiler plant operators, continue utility and landscape maintenance services, assign a property manager for the site, relocate existing modular trailers, install directional signage and issue Request for Proposals for architectural and engineering services. In the coming months, plans, specifications and contracts for the consultant, building leases, abatement, removal of underground fuel tanks, demolition, utility retrofit, remodeling of the existing structures and landscaping will be presented to the Board of Supervisors for approval. Individual departmental projects identified in the report but not included in this action will also be presented to the Board for separate approval.

REVIEW BY OTHERS:

This action has been coordinated with the departments of Behavioral Health, Probation, Architecture and Engineering, Facilities Management, Public Defender, District Attorney, Superior and Municipal Courts, County Fire, Children's Services, Real Estate Services and County Counsel.

FINANCIAL IMPACT:

The total project budget includes \$3,958,000 in non-recurring project costs and \$1,814,000 in operational expenses to be billed through the project budget to the receiving user departments, primarily Behavioral Health, County Medical Center and Probation. Total appropriations includes construction costs and contingencies, bidding, project management and inspection costs. Revenues are to be increased by \$5,772,000 in Capital Improvement Program (Fund CJV, Dept CIP, Org 9330, Obj 9975).

SUPERVISORIAL DISTRICT(S): All

PRESENTER:

CAROL SHEARER
Acting County Administrative Officer